



3 Windsor Court
York, YO31 7RY
£140,000

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Churchills are delighted to offer for sale this well presented one bedroom first floor flat set in the centre of York which boasts numerous shops and amenities, The property is entered via a communal hallway with security entry system also benefits from gas central heating and UPVC double glazing and comprises: entrance hall, living area, kitchen with full range of modern fitted units and integrated appliances, double bedroom, bathroom/WC with modern white suite and shower.

An accompanied viewing is highly recommended.

Hall

Kitchen/Living Room

14'9" x 9'3" (4.50m x 2.82m)

Bedroom

18'4" x 9'3" (5.59m x 2.82m)

Bathroom

Agents note:

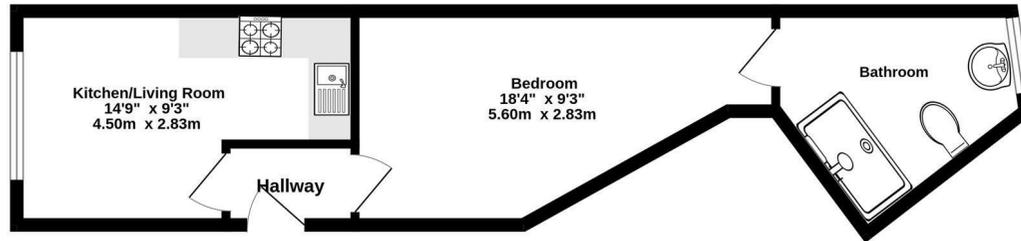
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.





FLOOR PLAN

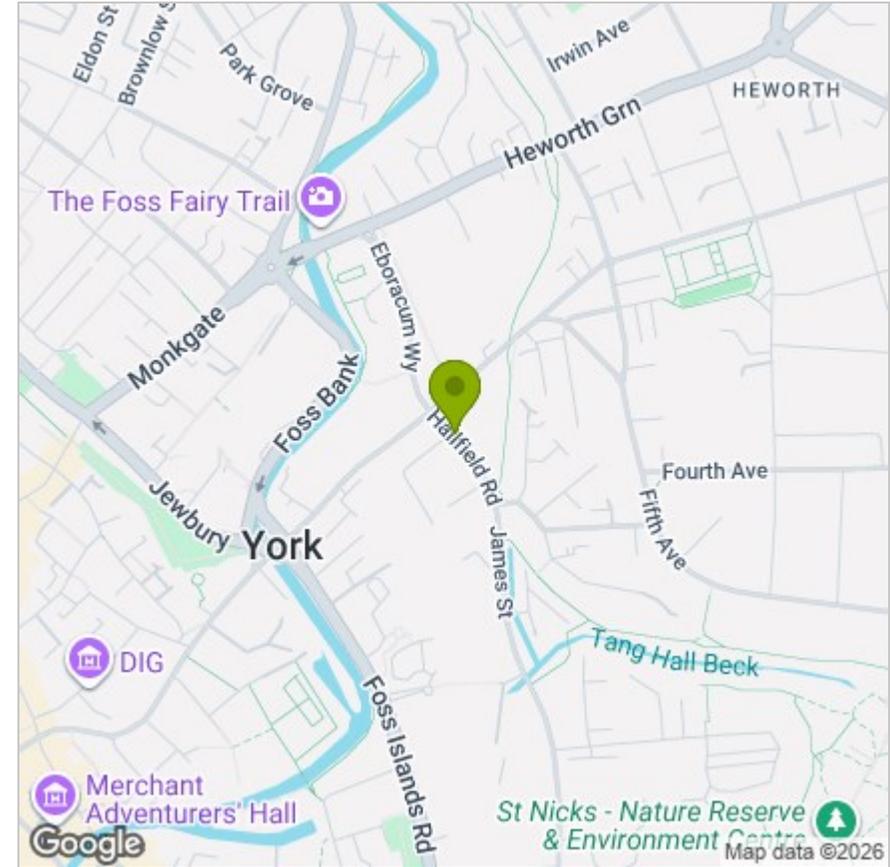
Ground Floor
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 350 sq.ft. (32.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.